



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 2664 Baker Ridge Dr.

APPLICATION: CA3-19-446

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District (Subarea 1) **Other Zoning:** R-5

Date of Construction: 1950

Property Location: South block face of Baker Ridge Dr., west of Hamilton E Holmes Dr., east of Collier Ridge Dr.

Contributing (Y/N)? Yes

Building Type / Architectural form/style: Minimal Traditional / American Small House

Project Components Subject to Review by the Commission: Rear addition

Project Components NOT Subject to Review by the Commission: Facades not visible from the public right of way.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20Q.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 20 and Chapter 20Q of the City of Atlanta Zoning Ordinance.

The Applicant proposes a rear addition to the structure which conforms to the setback requirements of the District, is massed entirely to the rear of the structure and below the principle ridgeline and retains the rear corner board on the left side façade to differentiate between the new and old portions of the structure. In general, Staff has no overall concerns with the design of the proposed addition.

However, Staff does have some concerns resulting from the notations regarding the cladding of the addition as it relates to the photographs provided by the Applicant. The plans note that the siding on the proposed addition will match the siding on the principal structure. The photographs of the existing structure show the cladding material as vinyl siding. Staff finds that this material was installed prior to the District's designation and is therefore legally non-conforming. However, this siding product could not be used on the proposed addition to the structure. Staff finds that the regulations would require the siding to match the predominate original building material for contributing structures of like use and architectural style on the block face. Of the comparable structures on the block face, Staff finds that many of them have had their original materials replaced in the past. However, several of the structures contain what appears to be original wood lap siding and cement shingle siding. Staff finds that wood, smooth-faced cement siding, or cement shingle siding would meet the compatibility rule. As such, Staff recommends the siding material for the proposed addition meet the compatibility rule.

With regard to the windows on the proposed addition, the Commission only has purview over the windows on the left side façade. The proposed elevations show no windows being installed while the floorplans show a window installed in the new bathroom. Staff recommends the floorplans and elevations be internally consistent with regards to window placement. Staff further recommends the proposed window on the left side façade be proportional to the window openings on the structure, have the appearance of being double-hung, and be comprised of an unclad wood material.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The siding material for the proposed addition shall meet the compatibility rule, per Sec. 16-20Q.006(1)(h);
2. The floorplans and elevations shall be internally consistent with regards to window placement;
3. The proposed window on the left side façade shall be proportional to the window openings on the structure, shall have the appearance of being double-hung, and shall be comprised of an unclad wood material, per Sec. 16-20Q.006(2)(f); and,
4. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 712 Kirkwood Ave.

APPLICATION: CA3-19-259

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Cabbagetown Landmark District (Suabrea 3) **Other Zoning:** None

Date of Construction: Pre 1911

Property Location: North block face of Kirkwood Ave., east of Estoria St., west of Short St.

Contributing (Y/N)?: Yes. **Building Type / Architectural form/style:** Folk Victorian Cottage.

Project Components Subject to Review by the Commission: use.

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 & Sec. 16-20A

Deferred Application (Y/N)?: Yes, Deferred June 12, 2019. *Updated text in Italics.*

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20A of the Zoning Ordinance of the City of Atlanta.

Site plan

Staff has not received a site plan or survey. This document allows Staff to confirm the lot dimensions match the City records and allows Staff to confirm the setbacks of the structure and proposed addition. As such, Staff recommends the Applicant provide 2 copies of a to-scale site plan and 12 reduced size copies of a site plan showing the existing and proposed conditions of the lot.

Per the District regulations, the rear yard setback is based on the compatibility rule. No compatibility information has been received for this proposed addition. As such, Staff recommends the Applicant provide information detailing the proposed rear yard setback meets the compatibility rule.

The Applicant has provided a to-scale site plan showing the existing and proposed conditions of the lot. The site plan also shows compatibility information for the neighboring property at 708 Kirkwood Ave. Staff finds that both of these conditions have been met.

The District regulations require compatibility comparisons to be made using contributing structures of like use and architectural style. The contributing structure at 708 Kirkwood Ave. is a church. The subject property is a residential Victorian cottage. As such, Staff finds that the District regulations would not permit this building to be used for compatibility comparisons for the subject property. In the past, the Commission has interpreted the regulations as allowing for the Applicant to use a block face directly attached to the subject block face without a variance where there are no comparable properties which can be used for compatibility comparisons. In this case that would mean either the north block face of Kirkwood Ave. directly across from the subject block face, the west block face of Estoria St. between Kirkwood Ave. and Wylie St., or the east block face of Short St., between Kirkwood Ave. and Wylie St. As such, Staff recommends the Applicant provide compatibility comparisons using contributing Victorian cottage structures of like use along the north block face of Kirkwood Ave. directly across from the subject block face, the west block face of Estoria St. between Kirkwood Ave. and Wylie St., or the east block face of Short St., between Kirkwood Ave. and Wylie St.

Addition

The Applicant is proposing a one-story addition to the rear of the existing structure. The proposed addition will contain a rear-facing gable consistent with the design of the gable on the front façade. Staff finds that a rear facing gable would be an appropriate design for an addition to a cross gabled historic Folk Victorian Cottage. As such, Staff has no concerns with the design of the proposed addition. Staff would recommend the existing rear corner board be retained in its current location to allow for proper historic interpretation of the addition.

The revised plans show the existing rear corner board being retained in place. Staff finds this recommendation has been met.

The floor area ratio in this subarea is limited to 50% of the lot area. Staff recommends the Applicant provide information noting the existing and proposed FAR on the site plans.

The updated plans do not include FAR information. Staff retains this recommendation.

With regards to the fenestration, the District regulations require the fenestration pattern, size, scale, design, and materials to be based on the compatibility rule. In looking at the proposed fenestration on the right side and rear façade, Staff finds that the windows proposed are consistent with the design of the existing structure. As such, Staff has no concerns with the windows on these two façades.

A new French door is proposed for the interior portion of the addition. This feature will open onto a new deck to be built at the rear of the home. While these doors would not be features found as original on a home of this type, Staff finds their design consistent with the existing structure and has no concerns with their inclusion.

Site work

The Applicant is proposing the addition of a deck to the rear of the existing structure and proposed addition. Staff has no concerns with the placement of the feature with the exception that Staff cannot confirm the rear yard setback. This issue will likely be resolved given Staff's previous recommendation regarding the site plan and compatibility information.

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following:

1. *The Applicant shall provide compatibility comparisons using contributing Victorian cottage structures of like use along the north block face of Kirkwood Ave. directly across from the subject block face, the west block face of Estoria St. between Kirkwood Ave. and Wylie St., or the east block face of Short St., between Kirkwood Ave. and Wylie St, per Sec. 16-20A.006(9);*
2. The Applicant shall provide information noting the existing and proposed FAR on the site plans, per Sec. 16-20A.009(8); and,
3. The Applicant shall submit all updated plans and materials no less than 8 days before the deferred meeting date.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 763 Rosedale NE
APPLICATION: CA3-19-468 (Variance)
MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District **Other Zoning:** R-5

Date of Construction: 1948

Property Location: West of Ormewood Avenue and East of Delmar Avenue

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Traditional Minimalist

Project Components Subject to Review by the Commission: Variance

Project Components NOT Subject to Review by the Commission: Interiors

Relevant Code Sections: 20K.007

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20K of the City of Atlanta Zoning Ordinance.

VARIANCE

The Applicant requests a variance to reduce the south rear setback from 7 feet to 4 feet and 9 inches of the property to allow for the construction of a side-entry garage. The City of Atlanta's ordinance pertaining to Grant Historic District does not permit front facing garages. Therefore, in order to have a garage, the garage must be side facing. The rules of the Variance require the Applicant to provide an explanation that takes into account the extraordinary and exceptional conditions that pertain to the property in question, how that City of Atlanta's ordinance creates an unnecessary hardship, what is peculiar to this property and if granted relief from the City's ordinance would not cause detriment to the public welfare or impair the intent of the City's ordinance.

Extraordinary and Exceptional Conditions

The Applicant states the existing driveway location and the narrow width of the lot which starts at 55 ft to 50 ft dictates the proposed car garage to be located as far to the south as much as possible thus negating the 7 ft set back established by the underlying zoning of R-5. The restricted lot size and narrowing would not allow for the bare minimum turning radius that is needed for entering and existing the garage.

Unnecessary Hardship

The Applicant purports that since the proposed garage addition only possible location on the lot that can be allowed for a covered two-car garage is on the rear of the lot but only with the reduction from the 7 feet, the District ordinance lot coverage requirements will not permit for the proposed garage and the required driveway access without exceeding the maximum allowed for R-5. This creates a hardship for the Applicant to construct even a minimal garage.

Peculiar to the Property

The small lot size with its narrowing width makes the lot peculiar states the Applicant. In addition, the Applicant states the proposed garage will not be visible from the public-right-of-way and will have minimal impact on the adjacent neighbors.

Detriment to the Public Welfare

The Applicant relay there would be no detrimental impact or impairment of the purposes and intent of the Zoning Ordinance for the proposed design will keep with architectural character of principle structure; using similar scale, massing and material. In addition, the Applicant reports no trees will be impacted.

Staff Assessment

Staff finds the Applicant arguments for a variance to be quite compelling. The small lot size and the narrowing of the width of the lot, makes the lot difficult to build the side entry garage that can support a radius that would allow for the turn for entering and existing. To restrict the Applicant the ability to build a two-car garage would indeed place an unnecessary hardship on the Applicant. Since the proposed garage will be located on the rear with 98 percent of it in the buildable area, the Staff supports the variance.

STAFF RECOMMENDATION: Approval

CA3-19-468 for 763 Rosedale
October 9, 2019

Neighborhood
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 763 Rosedale NE
APPLICATION: CA3-19-468 (Garage Addition)
MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District **Other Zoning:** R-5

Date of Construction: 1948

Property Location: West of Ormewood Avenue and East of Delmar Avenue

Contributing (Y/N)? Yes **Building Type / Architectural form/style:** Traditional Cottage

Project Components Subject to Review by the Commission: Addition

Project Components NOT Subject to Review by the Commission: Interiors

Relevant Code Sections: 20K.007

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20K of the City of Atlanta Zoning Ordinance.

ADDITION

The Applicant purposes a 502 square feet garage addition to the existing structure, that will sit directly in the rear of the existing structure. 98 percent of the addition will sit in the allow buildable area while the remaining portion of the addition will exceed the rear setback and the Applicant has requested a variance. Staff is not concerned with this proposal.

Height and Roofline

The Applicant has proposed the new garage addition will not exceed the existing structure's roof line with the height of 16 feet and match in pitch. From the elevation the Applicant provides, the proposed roofline will match exactly with the exiting roofline and height. Staff has no concern for this proposal.

Trim

The Applicant has proposed the trim and corner boards on the garage addition to match in-kind with the trim and corner boards on the existing principal structure. Staff is not concerned with this proposal.

Materials

As with the height and roofline, the Applicant proposes the materials of the garage addition will reinforce, the architectural integrity of the District.

Siding

The Applicant proposes to install lap siding to match the existing lap siding on the principal structure. Staff is not concerned with this proposal.

STAFF RECOMMENDATION: Approval

1. The Applicant shall provide detail information on the garage addition which would include material per, Sec.16-20K.007(2)(b) and
2. Staff shall review final plans and documentation.

cc: Applicant
Neighborhood
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Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 778 Lynwood St.
APPLICATION: RC-19-507
MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District (Subarea 1) **Other Zoning:** R-5

Date of Construction: Vacant

Property Location: Double frontage lot along the north block face of Lynwood St, and the south block face of Ormewood Ave, east of United Ave., west of the Atlanta Beltline.

Contributing (Y/N)? No **Building Type / Architectural form/style:** N/A

Project Components Subject to Review by the Commission: Subdivision.

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 and Sec. 16-20K.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Send a letter with comments to the Secretary of the Zoning Review Board.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 & Sec. 16-20K of the City of Atlanta Zoning Ordinance.

The Application before the Commission for comment is a request to rezone the property from the existing R-5 zoning to the R-4B zoning category. The proposed zoning change would allow for a subdivision of the existing double frontage lot, to create one lot along Woodward Ave. and one lot along Narrow St. The Commission is tasked with providing comments and recommendations to the Zoning Review Board on the proposed change and its impacts on the Historic District as well as the Commission's ability to enforce the Grant Park Historic District zoning regulations.

In reviewing the proposal, Staff finds that the resulting change would not impact the District other than allowing for a subdivision and new principal structure on the resulting vacant lot. Staff would note that in addition to the requirements of the Subdivision Ordinance, the subdivision of the lot is required to conform to the historic platting pattern of the District, and would require a Type III Certificate of Appropriateness in order to be approved. Additionally, any new structure on the resulting lots would be required to conform to the Grant Park Historic District zoning regulations for setbacks, height, and design and would require additional and separate Type III Certificate of Appropriateness in order to be approved. In looking at the site plan provided, Staff finds that the Applicant has used the underlying zoning to determine the setbacks. Regardless of the underlying zoning, the Grant Park Historic District zoning regulations determine the front, side, and rear yard setbacks. Staff suggests the Applicant review these regulations before finalizing the site plan and designing the proposed structures.

Staff would recommend to the Zoning Review Board that no conditions on the proposed rezoning be added that would impair the Commission's ability to enforce the subdivision, setback, height, and design requirements of Chapter 20K of the Zoning Ordinance. Staff further recommends the Zoning Review Board not condition the rezoning on a site plan as that would impair the Commission's ability to enforce the Zoning Ordinance.

STAFF RECOMMENDATION: Send a letter with comments to the Secretary of the Zoning Review Board.

cc: Applicant
Neighborhood
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TIM KEANE
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OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 1128 Cordova St.

APPLICATION: CA2-19-388

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District

Other Zoning: R-4A/Beltline Overlay

Date of Construction: 1955

Property Location: Northwest corner of Cordova St. and White Oak Ave.

Contributing (Y/N)? No **Building Type / Architectural form/style:** Two-Family.

Project Components Subject to Review by the Commission: Alterations

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20 and Sec. 16-20M.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

The scope of work proposed by the Applicant is the replacement of 7 windows on the property and the replacement of wood trim. With regards to the trim, Staff finds that the applicant is likely referring to the fascia and soffits on the structure. The photographs show these elements in an advanced state of disrepair on the White Oak frontage. In general, Staff has no concerns with the repair/replacement of the fascia and soffits.

In looking at the photographs provided by the Applicant, Staff finds that most of the windows on the property are missing. Only two metal windows on the Cordova St. frontage remain. The District regulations would require the new windows to match the size and shape of the original openings. Staff has concerns that the existing openings would not allow for proper egress. These life safety requirements would supersede the requirement that the windows remain the same size. As the structure in question is on a corner lot, the rear and side facades are fully visible from the public right of way. However, placing the larger windows on the rear façade would minimize the impact on the public right of way enough to alleviate Staff's concerns with the visibility of the alterations. As such, Staff recommends any larger windows required to meet life safety code be placed on the rear façade of the structure.

STAFF RECOMMENDATION: Approval with the following conditions:

1. Any larger windows required to meet life safety code shall be placed on the rear façade of the structure; and,
2. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 1112 Richland Rd.

APPLICATION: CA3-19-445

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-4A / Beltline.

Date of Construction: 1950 (Existing structure.

Property Location: South block face of Richland Rd., west of Lawton St., east of Hall St.

Contributing (Y/N)? No **Building Type / Architectural form/style:** Minimal Traditional.

Project Components Subject to Review by the Commission: New construction.

Project Components NOT Subject to Review by the Commission: Demolition of non-contributing structure

Relevant Code Sections: Sec. 16-20 and Sec. 16-20M.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

Compatibility Comparisons

Staff has not received the required compatibility comparisons for this property. The District regulations heavily rely on these measurements to determine the appropriateness of new construction. Building elements including, but not limited to, the front yard setbacks, the height of the structure, the massing of the structure, the style of the structure, the fenestration pattern, the front porch design, the roof form/pitch, and the siding material are based on the compatibility rule. As this information has not been received, Staff cannot fully or properly review the proposed new construction at this time. Staff would note that it appears the project is basing the design of the structure on standard R-4 measurements, which are not the governing metrics in the District. As such, Staff recommends the Applicant provide compatibility information for the contributing structures on the south block face of Richland Rd. between Lawton St. and Hall St.

The following analysis will be based on the limited information Staff has on the property at this time.

Development Controls

As noted before, the front yard setbacks of new construction in the District are based on the compatibility rule. Compatibility information for the proposed setbacks have not been received by Staff. As such, Staff recommends the Applicant provide compatibility information for the proposed front yard setback. Staff has no concerns with the proposed side and rear yard setbacks.

The District regulations prohibit off-street parking in the front yard. The site plan appears to show a driveway which terminates at the front porch. Staff finds this arrangement does not meet the District regulations. As such, Staff recommends the proposed driveway be set to the side of the principal structure and extend at least 20' past the front façade of the structure.

The Floor Area Ratio is determined by the District regulations and is set at 50% of the net lot area. The property in question contains approximately 8,710 sf of lot area meaning the allowable floor area for any proposed structures is limited to 4,355 sf. Staff recommends the Applicant note the proposed FAR on the site plans.

No information on the proposed lot coverage has been received. Staff recommends the Applicant note the proposed lot coverage on the site plans.

Architectural Standards

The District regulations require a sidewalk containing a planting strip to be installed where none is present. The dimensions and material of the sidewalk is based on the compatibility rule. As such, Staff recommends the site plan show a hex stamped sidewalk no less than 6' wide.

The District regulations require a walkway leading from the front door to the sidewalk. The proposed site plan has a walkway leading from the front door to the proposed driveway. Staff finds this does not meet the regulations. As such, Staff recommends the site plan be revised to show a walkway leading directly from the front door to the sidewalk.

As no compatibility information has been provided, Staff cannot determine whether the proposed 5:12 roof pitch meets the compatibility rule. As such, Staff recommends the Applicant provide compatibility information for the proposed roof pitch. principal roof form is also based on the compatibility rule. in looking at the block face in question, there is one example of a contributing structure with a front facing gable exhibited by the property at 1132 Richland Rd. This structure contains a hipped principal roof with a

gable roof over the front porch. As such, Staff recommends the plans be revised to show a hipped principal roof with a gable over the front porch.

No compatibility information for the height of the proposed structure has been received. As such, Staff recommends the Applicant provide compatibility information for the height of the proposed structure.

No compatibility information for the height of the first floor above grade has been received. As such, Staff recommends the Applicant provide compatibility information for the height of the first floor above grade.

The District regulations require fenestration patterns for the front and side façade to meet the compatibility rule. In looking at the block face in question, Staff can find several examples of a front façade fenestration pattern consistent with the Applicant's proposal. As such, Staff has no concerns with the proposed front façade fenestration pattern. With regards to the right side façade fenestration pattern, Staff has no general concerns with the Applicant's proposal. However, Staff is concerned with the transom style accent window on the left side façade. Staff can find no evidence of transom style accent windows such as the ones proposed as original features of contributing structures on the block face. Staff recommends the proposed accent window on the left side facade be removed from the plans and replaced with a double hung window. Staff would note that these new double hung window can be smaller, as they will be associated with a bathroom, but should be proportional to the other windows on the structure.

The Applicant is proposing a horizontal lap siding, which is a permitted material in the District. It is unclear whether the siding will be wood or cementitious siding. If cementitious siding is used, Staff recommends it be smooth faced. The Applicant is proposing a horizontal lap siding, which is a permitted material in the District. the regulations require the exposed face of siding to meet the compatibility rule. generally, historic siding width would be between 4" to 6". As such, Staff recommends the proposed lap siding contain a reveal of 4" to 6". It is unclear whether the siding will be wood or cementitious siding. If cementitious siding is used, Staff recommends it be smooth faced.

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following:

1. The Applicant shall provide compatibility information for the contributing structures on the south block face of Richland Rd. between Lawton St. and Hall St;
2. The Applicant shall provide compatibility information for the proposed front yard setback, per Sec. 16-20M.012(1);
3. The proposed driveway shall be set to the side of the principal structure and extend at least 20' past the front façade of the structure, per Sec. 16-20M.012(4)(a);
4. The Applicant shall note the proposed FAR on the site plans, per Sec. 16-20M.012(5);
5. The Applicant shall note the proposed lot coverage on the site plans;
6. The site plan shall show a hex stamped sidewalk no less than 6' wide, per Sec. 16-20M.013(2)(c);
7. The site plan shall be revised to show a walkway leading directly from the front door to the sidewalk, per Sec. 16-20M.013(2)(d);
8. The Applicant shall provide compatibility information for the proposed roof pitch, per Sec. 16-20M.013(2)(f);
9. The plans shall be revised to show a hipped principal roof with a gable over the front porch. , per Sec. 16-20M.013(2)(f);
10. The Applicant shall provide compatibility information for the height of the proposed structure, per Sec. 16-20M.013(2)(g)
11. The Applicant shall provide compatibility information for the height of the first floor above grade, per Sec. 16-20M.013(2)(h);

12. The proposed accent window on the left side facade shall be removed from the plans and replaced with a double hung window, per Sec. 16-20M.013(2)(o)(2);
13. The proposed lap siding shall contain a reveal of 4" to 6", per Sec. 16-20M.013(2)(r)(1);
14. If cementitious siding is used, Staff recommends it be smooth faced, per Sec. 16-20M.013(2)(q); and,
15. All updated plans shall be submitted no less than 8 days before the deferred meeting date.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1152 Oakland Dr.
APPLICATION: CA3-19-454
MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-4

Date of Construction: 1922

Property Location: East block face of Oakland Dr., south of Wilmington Ave., north of Avon Ave.

Contributing (Y/N)? Yes **Building Type / Architectural form/style:** Craftsman Bungalow

Project Components Subject to Review by the Commission: Rear addition and alterations.

Project Components NOT Subject to Review by the Commission: Work on facades not facing a public street.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20M.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

Addition

The Applicant is proposing a rear addition to the structure which conforms to the District regulations for setbacks and the ridgeline of which is set lower than the principle ridgeline of the existing structure. Staff has few concerns with the proposed addition, but is generally not concerned with the overall design.

The proposed addition will be supported by columns to create an area for cars to park. Staff finds that the design of the columns should be utilitarian and match the design of the foundation on the existing structure. As such, Staff recommends the columns be comprised of a brick or masonry material matching the materials used for the principal foundation.

An existing shed roof addition will be removed as part of the project and replaced with a new access stairwell in the same location. Staff has no concerns with the removal of the existing feature or with the massing of the proposed feature, but has concerns with the use of lap siding for both the main floor and ground floor portions of the structure. Staff finds that a masonry treatment for the ground floor portion of the structure, mimicking the foundation of the principle structure, would be appropriate. As such, Staff recommends that the ground floor of the rear access stairwell addition be comprised of brick or masonry matching the materials used on the principal foundation.

The plans do not specify the material proposed for the rear addition, but show a horizontal lap siding product. For an addition to a historic structure, Staff finds that either wood or a smooth faced cement lap siding material would be appropriate. As such, Staff recommends the proposed addition be clad either in wood or smooth faced cement lap siding. Staff further recommends the rear cornerboard on the right side façade be retained in place to allow for proper identification of the original and contemporary portions of the structure.

Alterations

The Applicant notes the unenclosure of the front porch, the replacement of asbestos siding, the replacement of the front door, and repairs to with possible replacements of the original windows on the structure. Staff has no concerns with the removal of the front porch enclosure, but recommends the original columns be retained and repaired with in-kind materials where needed. Staff has no concerns with the proposed work on the front steps.

With regards to the siding, Staff has no concerns with the removal of the asbestos siding other than the safety concerns which are not under the purview of the Commission or Staff. The photographs show several areas of original wood siding beneath the asbestos siding. The common installation practice for asbestos shingle siding was to install the product over the original siding to save cost and labor. As such, Staff finds it is likely that much of the original siding is still intact and in repairable condition. Staff recommends the Applicant send photographic documentation of the condition of the siding once the asbestos shingles are removed. Staff further recommends only those portions of siding identified by Staff as beyond repair be replaced with new wood siding matching the reveal of the original.

With regards to the windows, Staff finds that additional information regarding their condition and ability to be repaired is needed. Staff recommends the Applicant provide detailed photographs of each window that has been keyed to a floorplan and include the proposed treatment of that window. Staff further recommends only those windows which Staff finds are beyond repair be replaced with new unclad wood windows which meet the District regulations for replacement windows. Staff has no concerns with the removal of the faux shutters.

Lastly, the plans show the front porch gable as being clad in horizontal lap siding with proposes to add an openwork accent in this location. In looking at the photographs, Staff finds that the front porch gable contains a stucco and wood faux half-timber design which is likely original to the structure. Staff recommends the front porch stucco and wood half-timbering be retained and repaired in-kind.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The columns be comprised of a brick or masonry material matching the materials used for the principal foundation, per Sec. 16-20M.013(2)(h);
2. The ground floor of the rear access stairwell addition be comprised of brick or masonry matching the materials used on the principal foundation, per Sec. 16-20M.013(2)(h);
3. The proposed addition be clad either in wood or smooth faced cement lap siding, per Sec. 16-20M.013(2)
4. The rear cornerboard on the right side façade be retained in place to allow for proper identification of the original and contemporary portions of the structure, per Sec. 16-20M.013(2)(q);
5. The original columns be retained and repaired with in-kind materials where needed, per Sec. 16-20M.017(1)(a);
6. The Applicant send photographic documentation of the condition of the siding once the asbestos shingles are removed, per Sec. 16-20M.017(1)(a);
7. Only those portions of siding identified by Staff as beyond repair be replaced with new wood siding matching the reveal of the original, per Sec. 16-20M.017(1)(a);
8. The Applicant provide detailed photographs of each window that has been keyed to a floorplan and include the proposed treatment of that window, per Sec. 16-20M.017(1)(a);
9. Only those windows which Staff finds are beyond repair be replaced with new unclad wood windows which meet the District regulations for replacement windows, per Sec. 16-20M.017(1)(a);
10. The front porch stucco and wood half-timbering be retained and repaired in-kind, per Sec. 16-20M.017(1)(a);
11. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 731 Woodson St.
APPLICATION: CA3-19-458
MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District (Subarea 1) **Other Zoning:** R-5

Date of Construction: 1950

Property Location: Northwest corner of Cordova St. and White Oak Ave.

Contributing (Y/N)? Yes

Building Type / Architectural form/style: Minimal Traditional / American Small House

Project Components Subject to Review by the Commission: Rear addition

Project Components NOT Subject to Review by the Commission: Facades not visible from the public right of way.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20Q.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 20 and Chapter 20@ of the City of Atlanta Zoning Ordinance.

The Applicant proposes a rear addition to the structure which conforms to the setback requirements of the District, is massed entirely to the rear of the structure and below the principle ridgeline and retains the rear corner board on the left side façade to differentiate between the new and old portions of the structure. In general, Staff has no overall concerns with the design of the proposed addition.

However, Staff does have some concerns resulting from the notations regarding the cladding of the addition as it relates to the photographs provided by the Applicant. The plans note that the siding on the proposed addition will match the siding on the principal structure. The photographs of the existing structure show the cladding material as vinyl siding. Staff finds that this material was installed prior to the District's designation and is therefore legally non-conforming. However, this siding product could not be used on the proposed addition to the structure. Staff finds that the regulations would require the siding to match the predominate original building material for contributing structures of like use and architectural style on the block face. Of the comparable structures on the block face, Staff finds that many of them have had their original materials replaced in the past. However, Several of the structures contain what appears to be original wood lap siding and cement shingle siding. Staff finds that wood, smooth-faced cement siding, or cement shingle siding would meet the compatibility rule. As such, Staff recommends the siding material for the proposed addition meet the compatibility rule.

With regard to the windows on the proposed addition, the Commission only has purview over the windows on the left side façade. The proposed elevations show no windows being installed while the floorplans show a window installed in the new bathroom. Staff recommends the floorplans and elevations be internally consistent with regards to window placement. Staff further recommends the proposed window on the left side façade be proportional to the window openings on the structure, have the appearance of being double-hung, and be comprised of an unclad wood material.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The siding material for the proposed addition shall meet the compatibility rule
2. The floorplans and elevations shall be internally consistent with regards to window placement
3. The proposed window on the left side façade shall be proportional to the window openings on the structure, shall have the appearance of being double-hung, and shall be comprised of an unclad wood material
4. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 822 Oakdale Rd.

APPLICATION: CA2-19-459

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Druid Hills Historic District **Other Zoning:** R-3

Date of Construction: 1929

Property Location: West block face of Oakdale Rd., south of The by Way, north of Ponce de Leon Ave.

Contributing (Y/N)?: Yes.

Building Type / Architectural form/style: Georgian.

Project Components Subject to Review by the Commission: Landscape alterations.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20B

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: None.

SUMMARY CONCLUSION / RECOMMENDATION CA3-19-439: Defer.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20B of the Zoning Ordinance of the City of Atlanta.

Landscape Alterations

The Applicant is proposing landscape alterations that include the placement of 4'x4' stone steppers on top of the existing front path and the addition of a front courtyard on either side of the existing front porch. Other alterations to the landscape are located on the rear of the house and outside of the purview of Staff.

After review, the revised site plan shows the removal of a section of the original brick path leading from the front door to the drive. Staff finds this removal of historic materials incompatible with the district regulations, per Sec. 16-20B.003(4)(f): "Retain any existing historic circulation systems, including driveways, walkways, and paths". Staff recommends the existing brick path be maintained.

In regards the front courtyard and seating area, Staff finds that this addition does not maintain the historic landscape character of the neighborhood. Staff was not able to find any similar additions along the block face. As such, Staff recommends that the proposed front courtyard and seating area be removed.

Therefore, Staff recommends deferral of the case to the October 23rd meeting, so the Applicant has the necessary time to update the proposed landscape alterations in order to meet district regulations

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following:

1. Removal of the proposed front courtyard and sitting area.
2. Maintaining of the existing brick pathway.
3. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 1121 Princess Ave SW

APPLICATION: CA2-19-457

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-5

Date of Construction: 1920

Property Location: West block face of Princess Ave., south of Arlington Ave., north of Wilmington Ave.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Bungalow/Craftsman

Project Components Subject to Review by the Commission: Window Replacements.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20M

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA3-19-439: Approval with Conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20M of the Zoning Ordinance of the City of Atlanta.

Replacement of Existing Windows

The Applicant is proposing the replacement of all existing windows on the principle structure. Currently, the existing windows are a mix of original historic and non-historic. The Applicant has provided pictures detailing the current condition of the windows.

After reviewing the pictures showing the interior perspective of the windows, Staff finds that the original historic windows are not so damaged as to be replaced. Therefore, Staff recommends the preservation of the existing historic framing and patterning, specifically the four-over-one design found along the front-facing façade of the building. Regarding the non-historic windows, Staff recommends any replacement shall be of the same size and shape of the original windows and mimics the design of the existing historic windows (three-over-one or four-over-one) if visible from the public right-of-way.

STAFF RECOMMENDATION: Approval with the following conditions:

1. Existing historic windows shall be maintained and preserved.
2. Any non-historic windows visible from the public right-of-way shall mimic the existing historic windows in shape, size, and design.
3. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 1112 Selwin Ave. SW

APPLICATION: CA2-19-456

MEETING DATE: October 9, 2019

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-5

Date of Construction: 1930

Property Location: East block face of Selwin Ave, south of Arlington Ave, north of Wilmington Ave

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Bungalow/Craftsman.

Project Components Subject to Review by the Commission: Window replacement, alterations.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20M

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA2-19-456: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20M of the Zoning Ordinance of the City of Atlanta.

Replacement of existing windows.

The Applicant is proposing to replace all existing windows with simulated single and double hung windows. The existing windows are made of aluminum and are not historic material and currently have a one over one pattern.

As Staff was not able to determine the original style of the windows, Staff finds that a one over one window style shall be maintained, based on the compatibility rule. Furthermore, any muntins used shall be permanently affixed to the exterior face of the glass, per Sec. 16-20M.013(2)(n)(2).

Alterations

The Applicant is proposing opening-up the front room of the house to become a porch. The proposed alteration would include the addition of a new window, the removal of two existing doors, the removal of three existing windows, and the addition of a porch-railing.

Staff finds that the two front doors on the structure are integral to both the historic character of the structure and the pattern of development on this block. As such, Staff recommends the second front door on the front façade be reintroduced. As Staff was not able to perform the proper review of the historic status of the front doors or their need for replacement, Staff finds that requiring doors that are consistent with those that would have originally been installed on the property would be appropriate. As such, Staff recommends the two front doors on the structure be unclad wood with a rectangular lite opening meeting the compatibility rule.

Staff finds that the columns currently present on the front façade are integral to the historic character of the structure. As such, Staff recommends the front porch columns be retained.

Porch rails on this structure would originally have been constructed using a two-part butt joint method and the top rail would have been placed no higher than the bottom sill of the front façade windows. As such, Staff recommends the front porch railing either be removed or replaced with a new rail constructed using a two-part butt joint method with the top rail placed no higher than the bottom sill of the front façade windows. If additional rail height is required to meet life safety code, Staff recommends the additional height be achieved using a simple plane extension.

STAFF RECOMMENDATION: Approval with the following conditions:

1. New windows shall be one over one.
2. Any muntins used shall be affixed to the exterior face of the glass.
3. The two front doors shall be maintained, made of unclad wood with a rectangular lite opening.
4. The existing columns on the front façade of the structure shall be maintained and preserved.
5. Any railing constructed on the proposed front porch shall be done using a two-part butt joint method.
6. If additional rail height is required to meet life safety code, the additional height shall be achieved using a simple plane extension.

CA2-19-456 for 1112 Selwin Ave.

October 9, 2019.

Page 3 of 3

7. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant

Neighborhood

File